

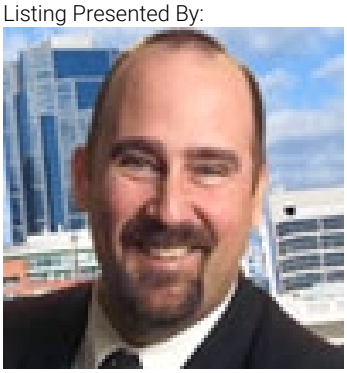
9524 3 Street Calgary Alberta

$629,000

Discover an incredible opportunity in the sought-after community of Acadia! This charming mid-century bungalow sits on a spacious rectangular lot and offers a smart, highly functional layout, complete with major peace-of-mind upgrades including newer plumbing, a newer furnace, AC, a hot water tank, fence, roof and windows. The bright main level features a large living room illuminated by a striking oversized architectural window, a welcoming dining space, and a well-arranged kitchen with views of the backyard. Down the hall are three comfortable bedrooms and a full bathroom. The fully finished lower level adds substantial living space, complete with a massive recreation room ideal for a media area or play zone, a flexible private den perfect for a home office or hobby space, and an expansive utility and laundry room with ample storage. Outside, the property includes a front driveway, a convenient side carport, and a detached rear garage. Ideally located just minutes from top-rated schools, Southcentre Mall, and scenic Bow River pathways, this home is a must-see. Book your viewing today! (id:6769)

Recreational, Games room 28.83 Ft x 25.92 Ft
Furnace 19.00 Ft x 13.25 Ft
Den 13.08 Ft x 12.67 Ft
Other 10.42 Ft x 6.67 Ft
Living room 20.42 Ft x 13.42 Ft
Dining room 10.33 Ft x 13.50 Ft
Bedroom 8.92 Ft x 9.92 Ft
Kitchen 10.17 Ft x 13.50 Ft
5pc Bathroom 7.42 Ft x 9.92 Ft
Bedroom 9.25 Ft x 13.42 Ft
Primary Bedroom 13.83 Ft x 13.50 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca